

§ 98-61 Mixed-use development within CC District (MXU-CC) and Mixed Use District (MXD) developments.

[Added 9-11-2017 by Ord. No. 2017-7; amended 8-3-2020 by Ord. No. 2020-01]

A.

Purpose and scope. The purpose and intent of this section is to provide supplemental requirements for the approval of development plans for properties zoned in the CC District and in the Mixed Use District (MXD) in order to implement the mixed-use development as set forth in §§ 112-39C(12) and 112-62F(29) and in § 112-37.2.

B.

Preconcept sketch layout plan. As part of the initial phase of the development approval process, the applicant shall provide the Commission with a preconcept sketch layout plan, which shall contain the to-scale preliminary layout of the project with the proposed density, including the number and approximate location of proposed residential units and the approximate location and square footage of commercial space, the proposed dwelling types, the proposed mixed-use ratio of residential to commercial uses, the general locations of proposed future roads and connections and/or improvements to existing roads, the proposed amount and general location of parking, the preliminary location of stormwater management facilities and open space, and the approximate water and sewer allocations from the Town that the development will require, if any.

C.

Pattern book and concept plan. In accordance with the procedure set forth in Subsection E below, the applicant shall also prepare and submit to Town planning staff and the Planning Commission a pattern book, along with a concept plan in accordance with Article VIII (for site plans), Article IX (for subdivision plans) or Article X (for minor subdivision plans) of this chapter, as applicable, that will in greater detail and with greater precision address the site planning, architectural, and signage requirements for the proposed development. Once approved by the Commission, the pattern book and concept plan shall govern development of the mixed-use development. The applicant will follow the design guideline provisions adopted by the Town of Mount Airy. The pattern book and concept plan shall be prepared by a licensed professional landscape architect, architect, or engineer. The pattern book shall include, at a minimum, the following sections: